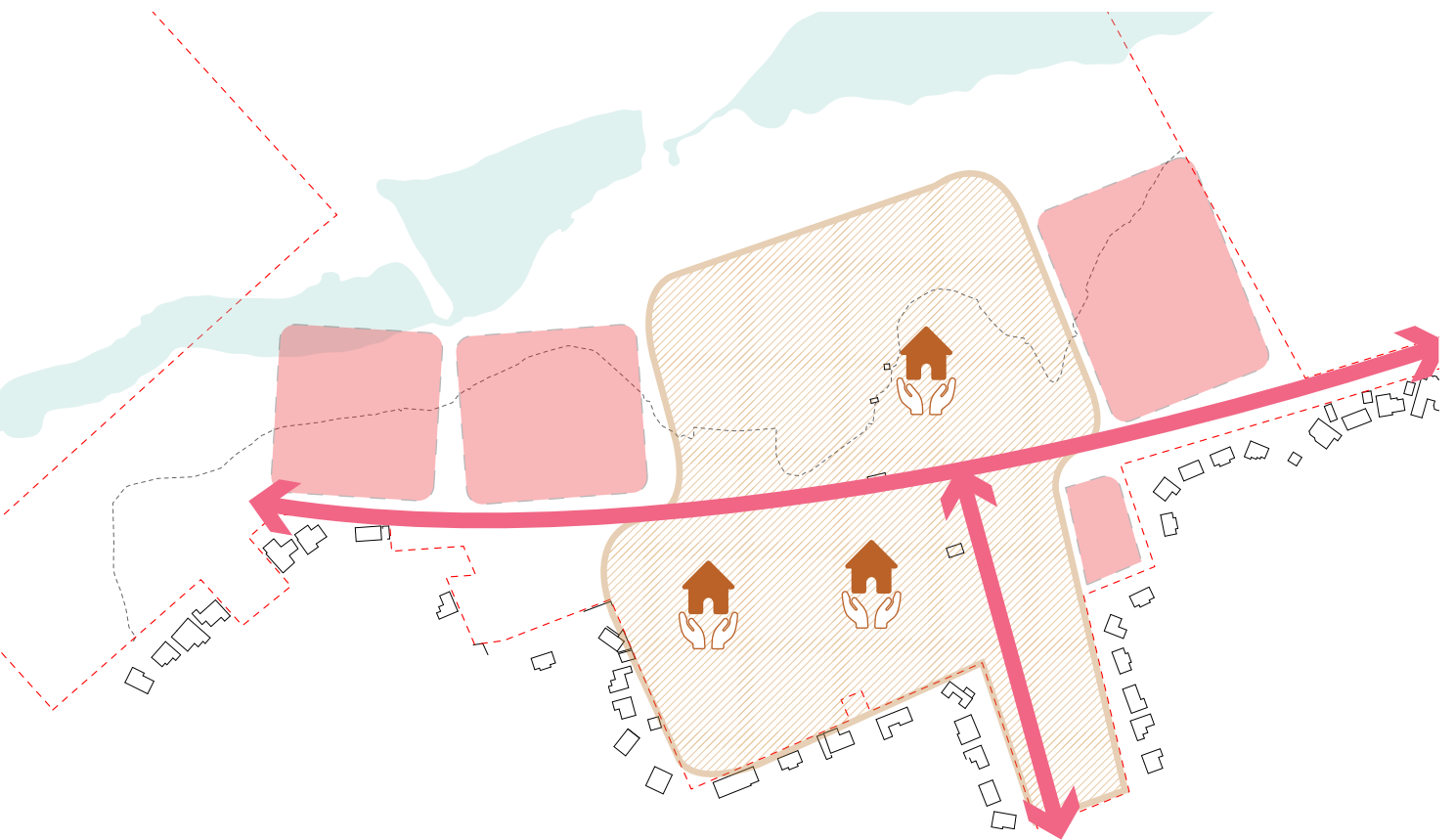


Design Framework 2

CREATING A SENSE OF PLACE

In ensuring the identified heritage core remains undeveloped, the character and amenity of the existing place is retained. Thus, promoting harmony with heritage through sensitive contextual design and development for a new community is sought. From here we identify development zones suitable for the development. The key vistas and existing promenades form the key North/South and East/West movement network, formalising access points into the Master Plan area, particularly through areas of high amenity.

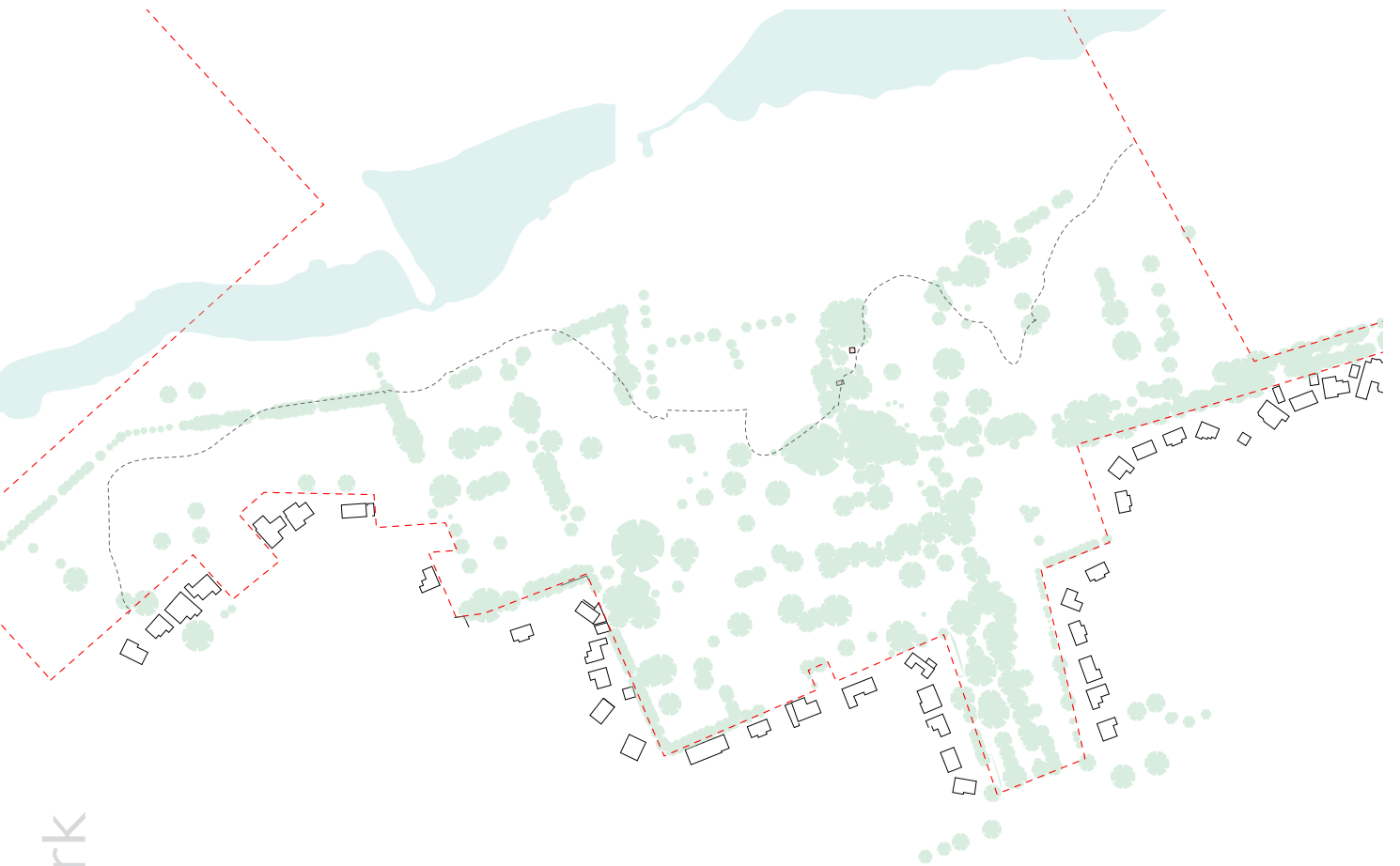


DESIGN FRAMEWORK

Design Framework 3

DESIGNING FOR TREES

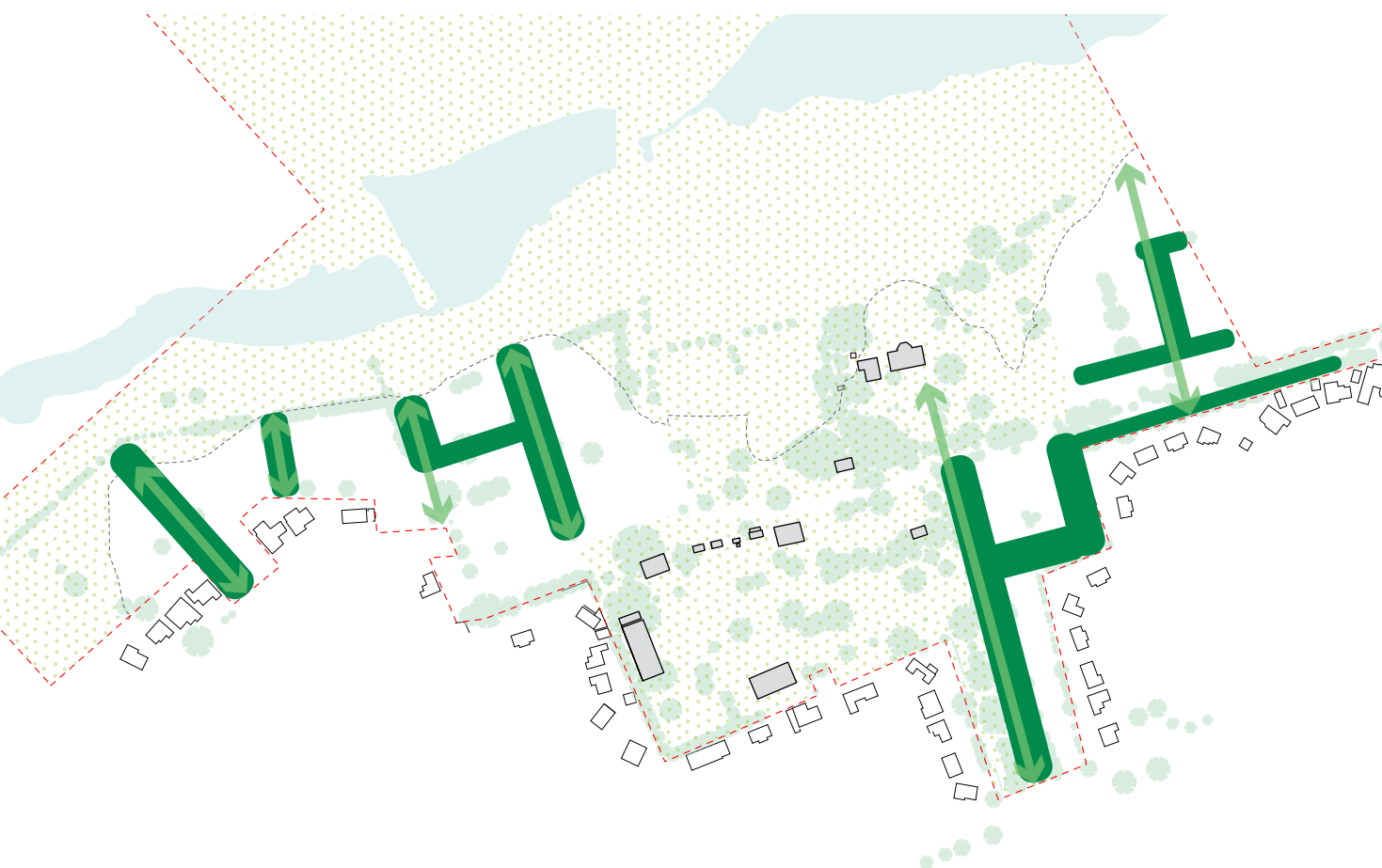
There are over 800 trees within the study area, many of which are heritage listed, particularly those which sit within the identified heritage area. In order to retain the existing amenity, the Master Plan is designed with the intent of retaining as many trees as possible. Trees hold many social, personal and environmental well-being benefits. By retaining a large proportion of existing trees we can create a place which is comfortable, enjoyable, attractive and sustainable. There is potential for some trees to be relocated based on the location of future growth areas and subdivision pattern.



Design Framework 4

CONNECTIVITY THROUGH OPEN SPACE NETWORKS

The next step of the design process is to create an accessible and integrated network centred around natural and cultural heritage. This is done through the connection of the fragmented open space network from the south of the study area to the north, creating green links within the future micro villages that follow the natural slope towards the wetlands. By introducing new green connections we can further enhance the green/environmental attributes of Hawkesbury River Flats and facilitate the natural flow of stormwater. This will improve physical and visual connection to the wetland area, which will be programmed with various activities and recreation spaces.

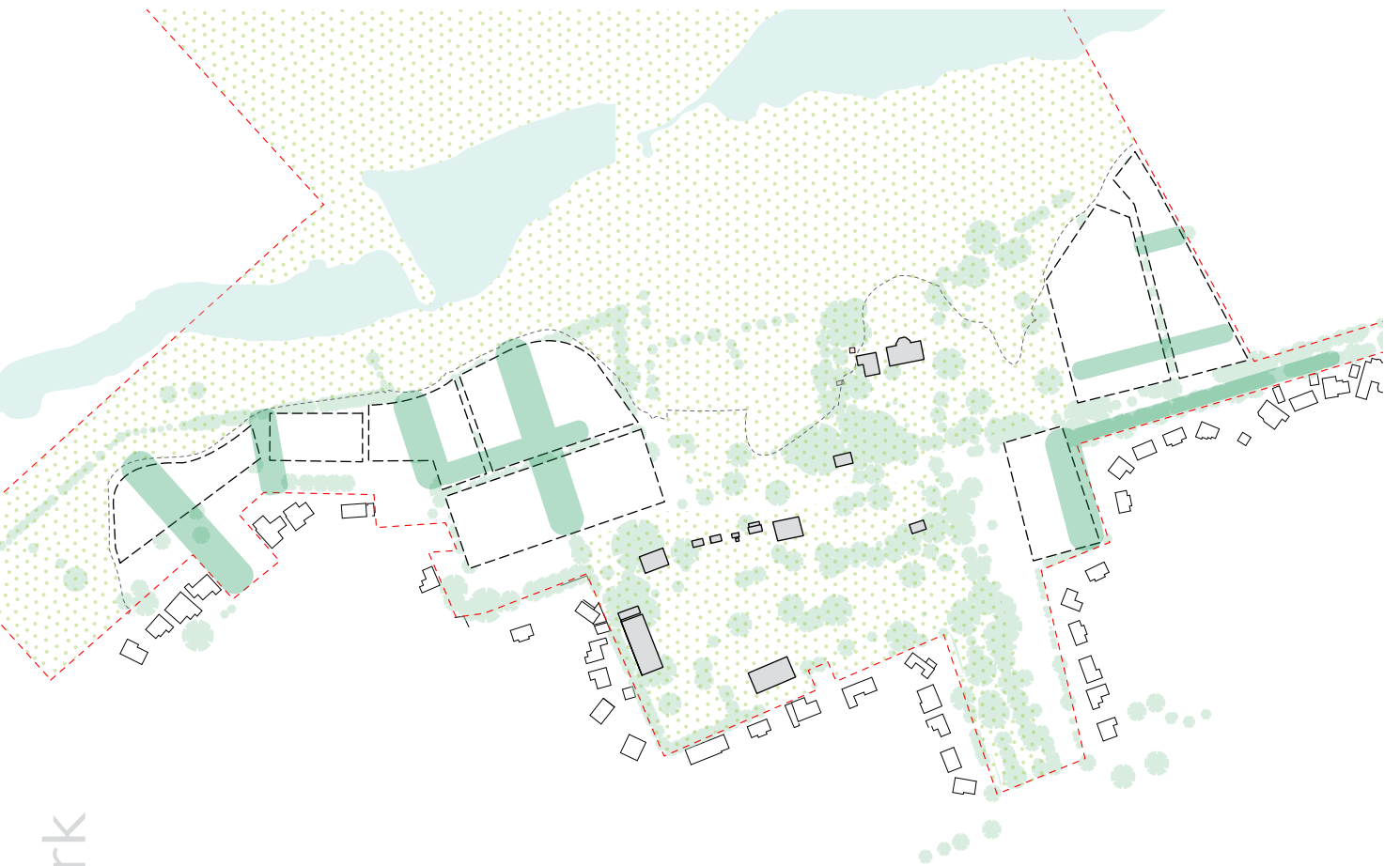


DESIGN FRAMEWORK

Design Framework 5

CREATING COMMUNITY

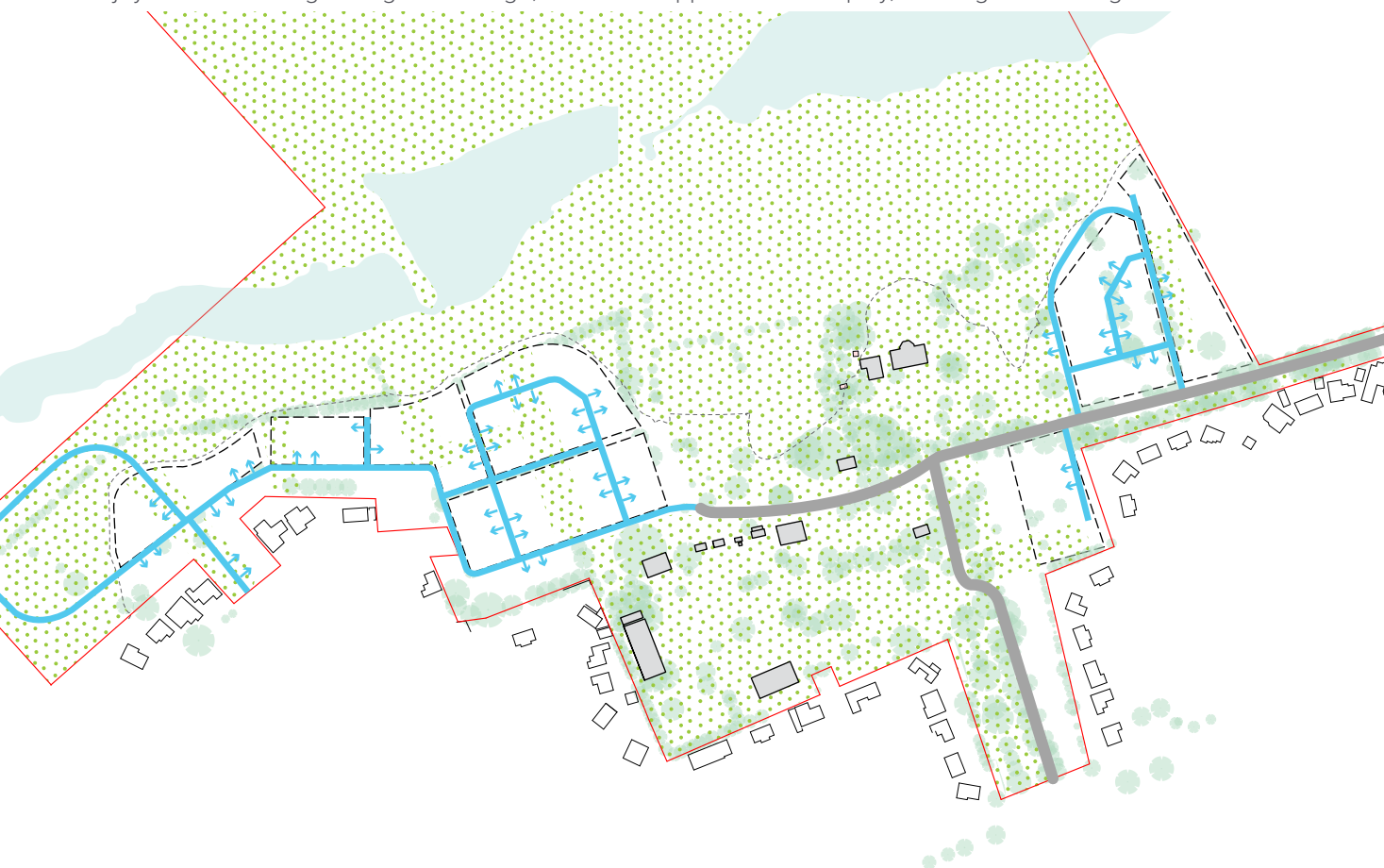
Based on an evolving open space network, we begin to refine the layouts of the pocket neighbourhoods. Creating inviting and inclusive micro communities that fit into the existing context, celebrate heritage and positively support health and wellbeing is key. By refining the layout of the micro neighbourhoods we can maintain the existing identity of Richmond by positioning development lots to be directly adjacent to amenity. The micro neighbourhoods are designed to maximise opportunities for internal shared open spaces (semi private) in the form of gardens, linear parks or pocket parks. This will enable the creation of a cohesive and connected community.



Design Framework 6

STREETS AS PLACES

In order to design a place for people and minimise the impact of cars within the Village, the Master Plan includes a network of shared streets that enables safe and logical movement. The movement network is organised into two independently accessed areas (east & west) that minimises the road network. Shared streets allow for a safer pedestrian environment, permitting lower traffic speeds. Shared streets are appropriate for transforming a street into a place, being safe enough so that kids can play in the street and cycle to school. The shared street network is designed to closely align with the existing and added network of open space, as well as tree canopy. This will ensure safe and enjoyable commuting through the Village, but create opportunities for play, learning and sharing.



DESIGN FRAMEWORK

Design Framework 7

A SENSITIVE TRANSITION

Inspired by the existing character and built form context, we designed the built form on the periphery of the Master Plan area to be sympathetic to adjacent built form and riparian areas. By controlling built form, scale and height we create a built form response that transitions sensitively to its existing context. On top of this, through our analysis of the local vernacular, we provide recommendations into more detailed design elements like roof forms, verandahs, setbacks, materials and finishes to ensure the identity of Richmond and Hobartville is not lost. Cottage houses not only ease the transition to neighbouring or adjacent dwellings but provide an appealing/eclectic aesthetic to the Village.



Design Framework 8

PUBLIC BENEFIT

The Master Plan proposes public benefits which exceed the business as usual approach, including: access to a variety of open space typologies, shared streets that prioritise pedestrians, gathering places, access to heritage buildings and nature/wetland walks. The Master Plan will be further enhanced through place programming to enhance the liveability of the Village. Furthermore, two promenade experiences along the northern edge of the Master Plan and the wetlands connects users to the natural amenity on offer both visually and physically. These walks will be programmed for both active and passive recreational activities including walking, cycling, jogging, picnics, horse riding and play. Seating, lookout points, landscaped picnic zones and BBQ areas will support use of these areas for residents and the wider community.



PART 6 THE PROPOSAL





Artist Impression - The enhanced public realm and access to the wetlands with integrated programming

THE MASTER PLAN

- 1 House Precinct
- 2 Stables Precinct
- 3 Oak Avenue
- 4 Village Entry
- 5 Wetland Walk
- 6 Pocket Park
- 7 Future Recreational Area
- 8 Wetland Area
- 9 Scenic Pomenade



0 10m 20m 30m 40m



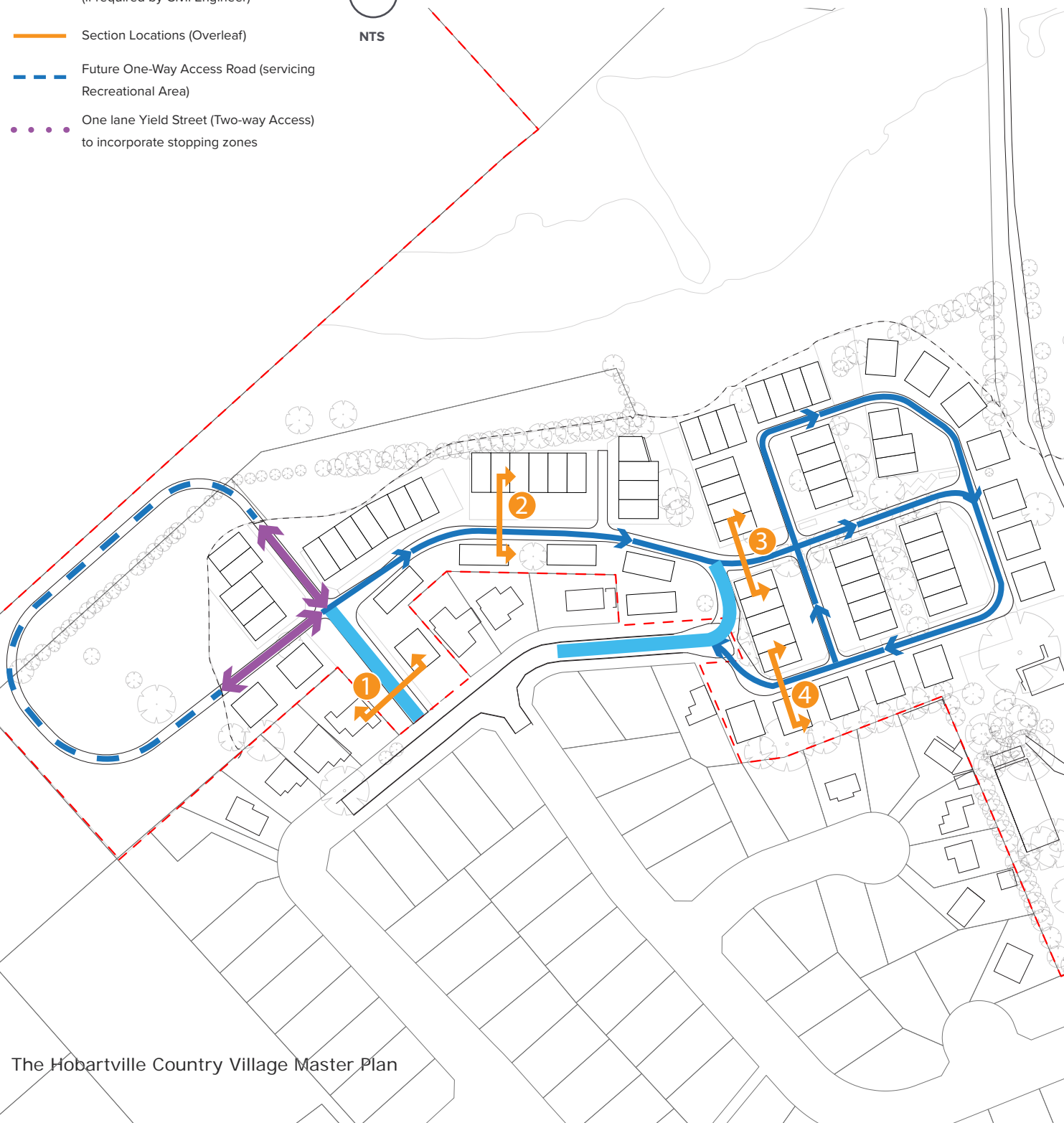


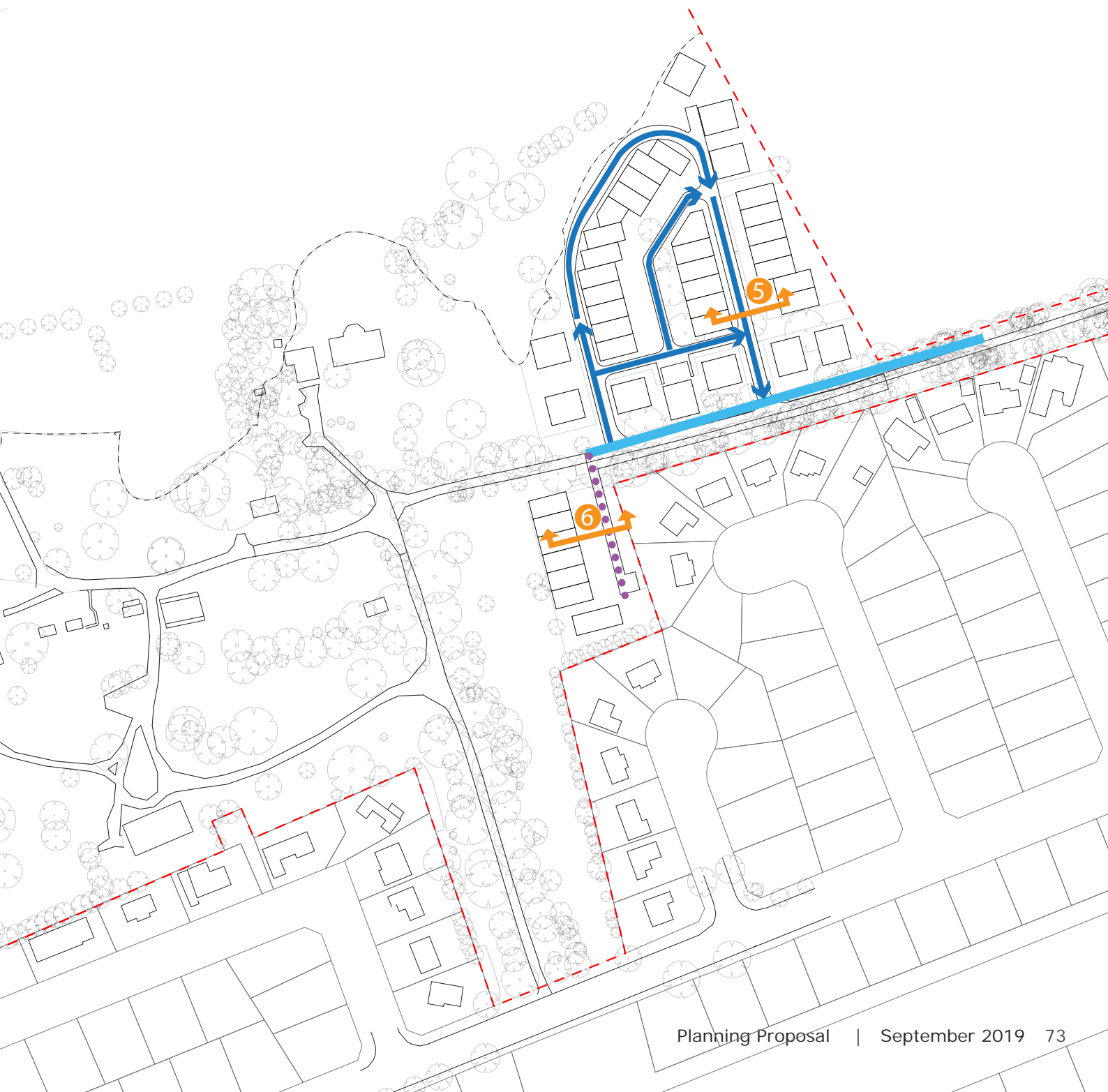
TRAFFIC FLOW

The below diagram shows the anticipated traffic flow for vehicles. Locations of sections shown on the following pages are also highlighted below.

Legend

- One-way Car Access
- Two-way Car Access
- Future road widening to Two-way access (if required by Civil Engineer)
- Section Locations (Overleaf)
- - - Future One-Way Access Road (servicing Recreational Area)
- ... One lane Yield Street (Two-way Access) to incorporate stopping zones

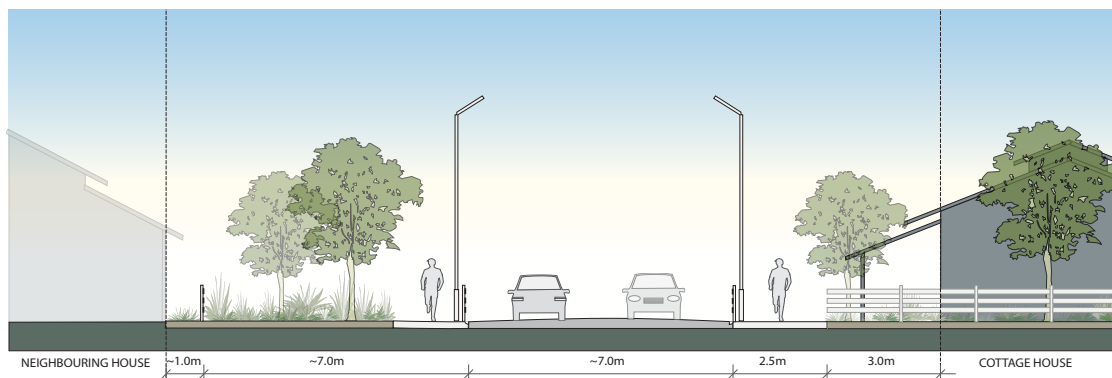




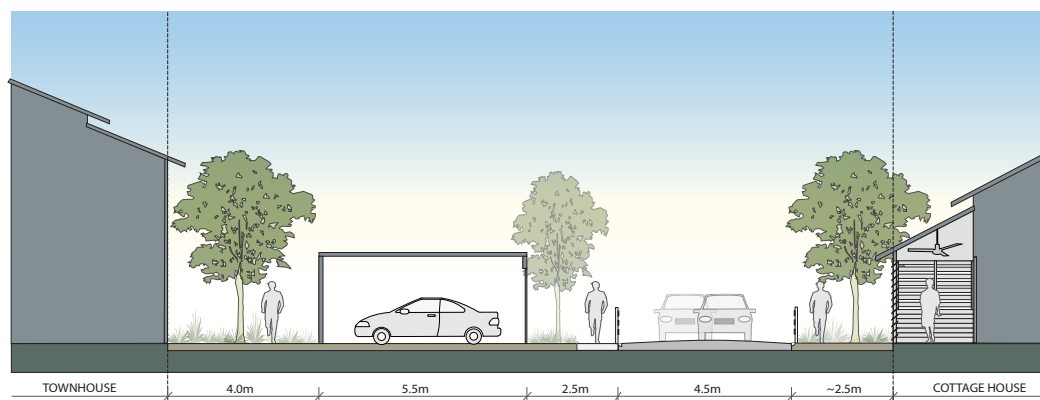
STREET SECTIONS

The below sections highlight the variety of street typologies proposed at the Hobartville Country Village, including design aspects and spatial information.

S01 - Two-way Access Road



S02 - One-way Access Road with driveway

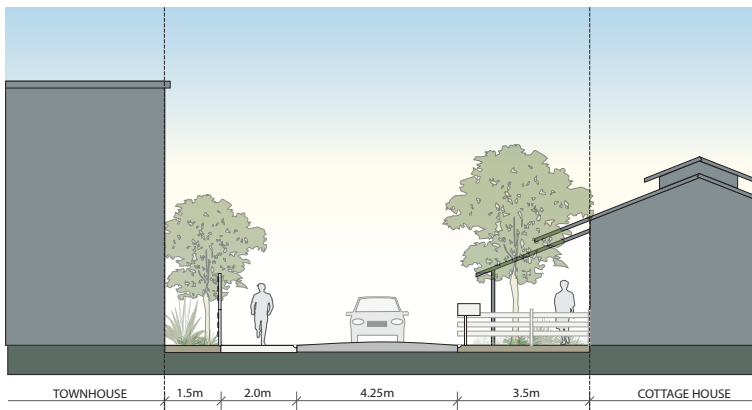


S03 - One-way Access Road Type 1

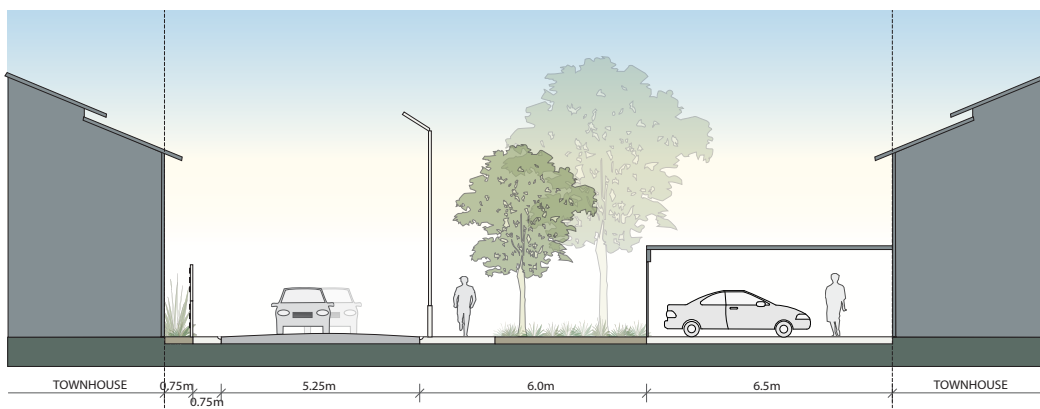


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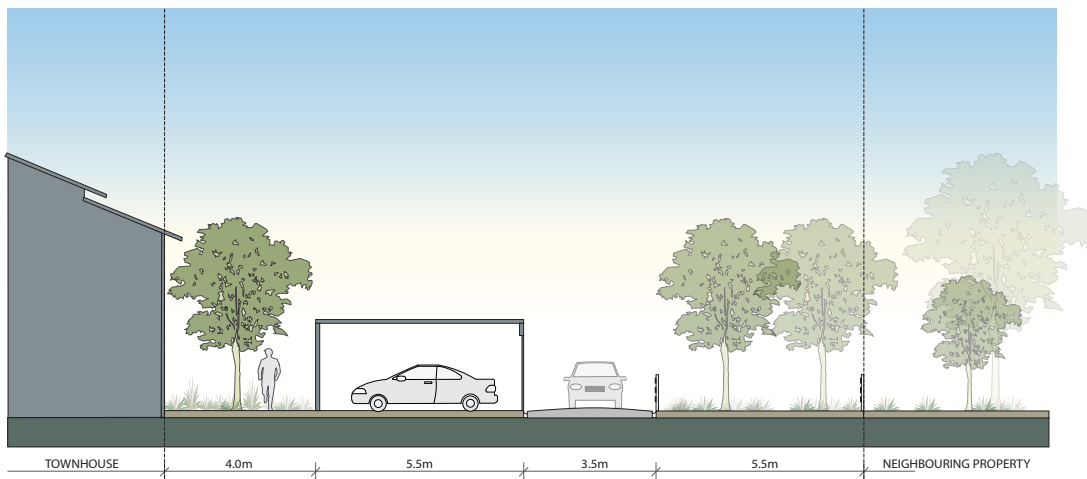
S04 - One-way Access Road Type 2



S05 - One-way Access Road with driveway



S06 - One-lane (two-way) Yield Road with driveway

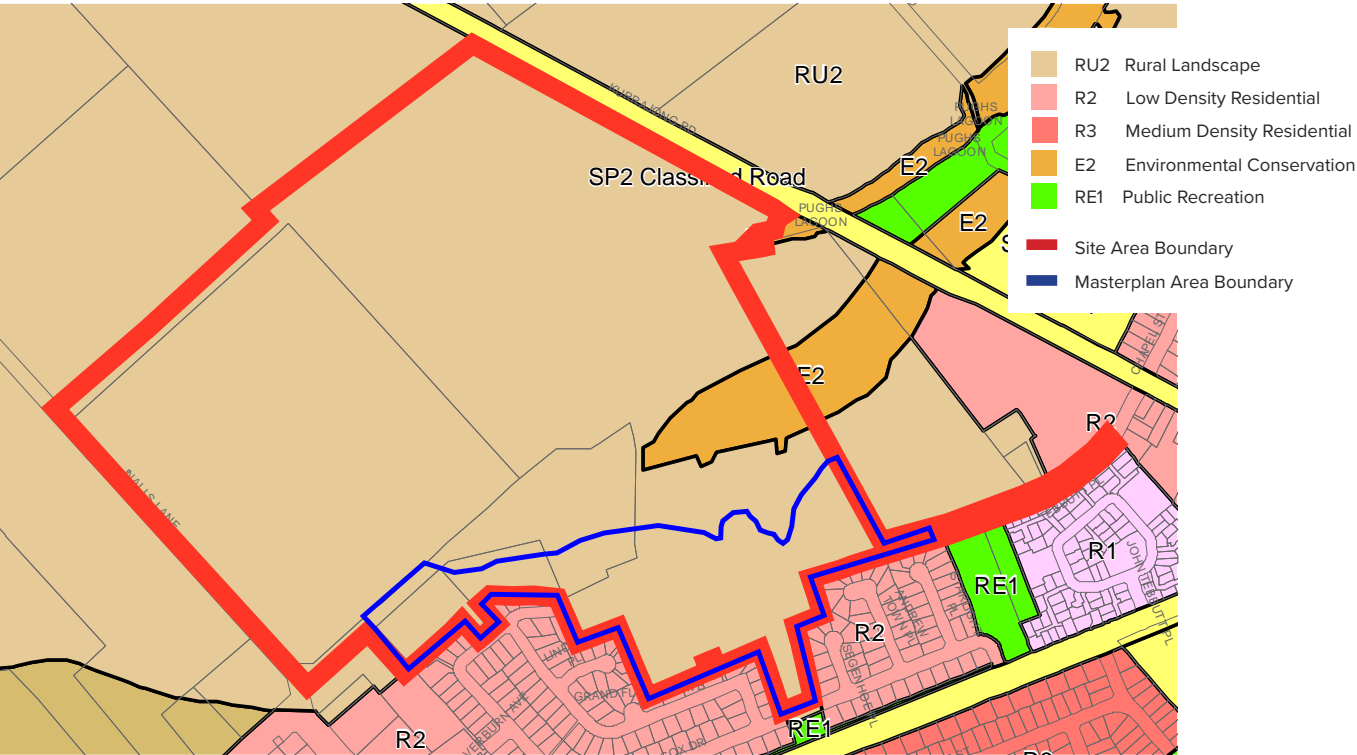


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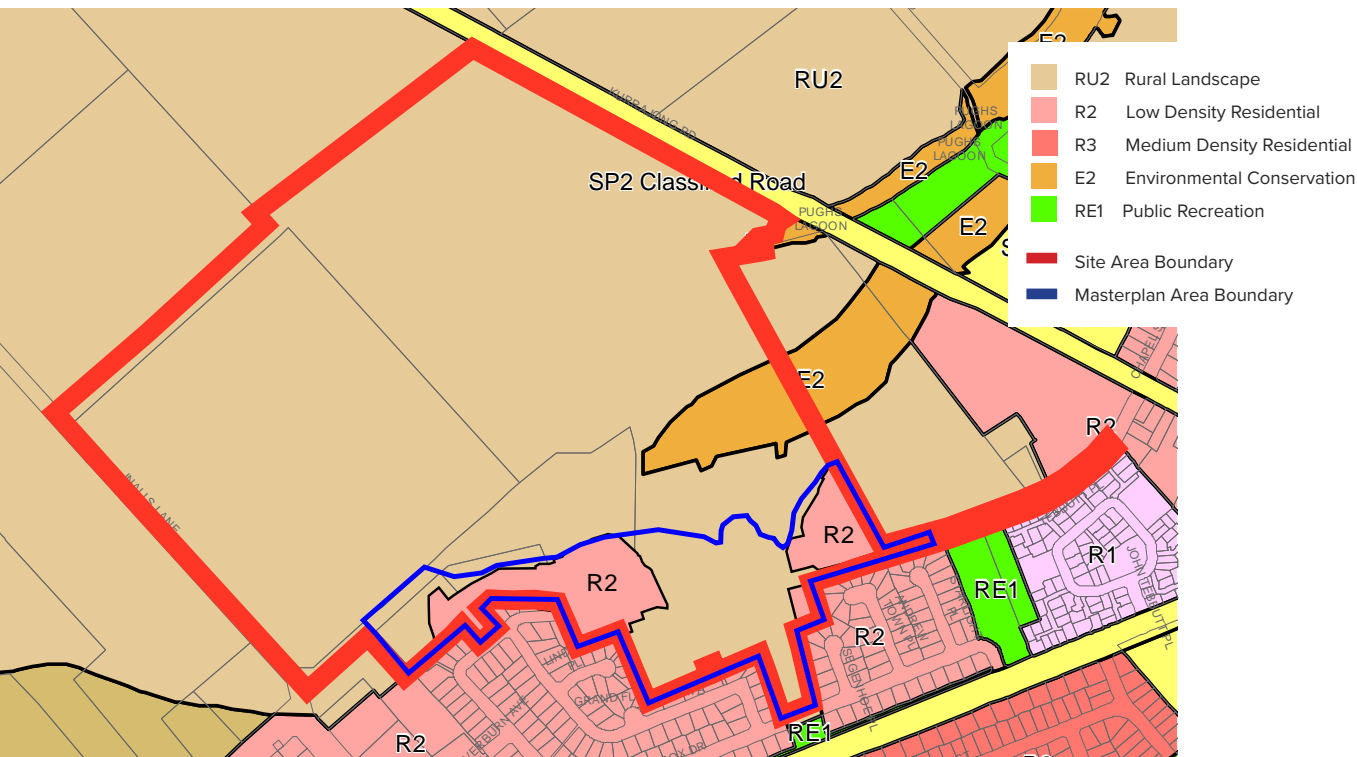
PLANNING CONTROLS

ZONING

EXISTING

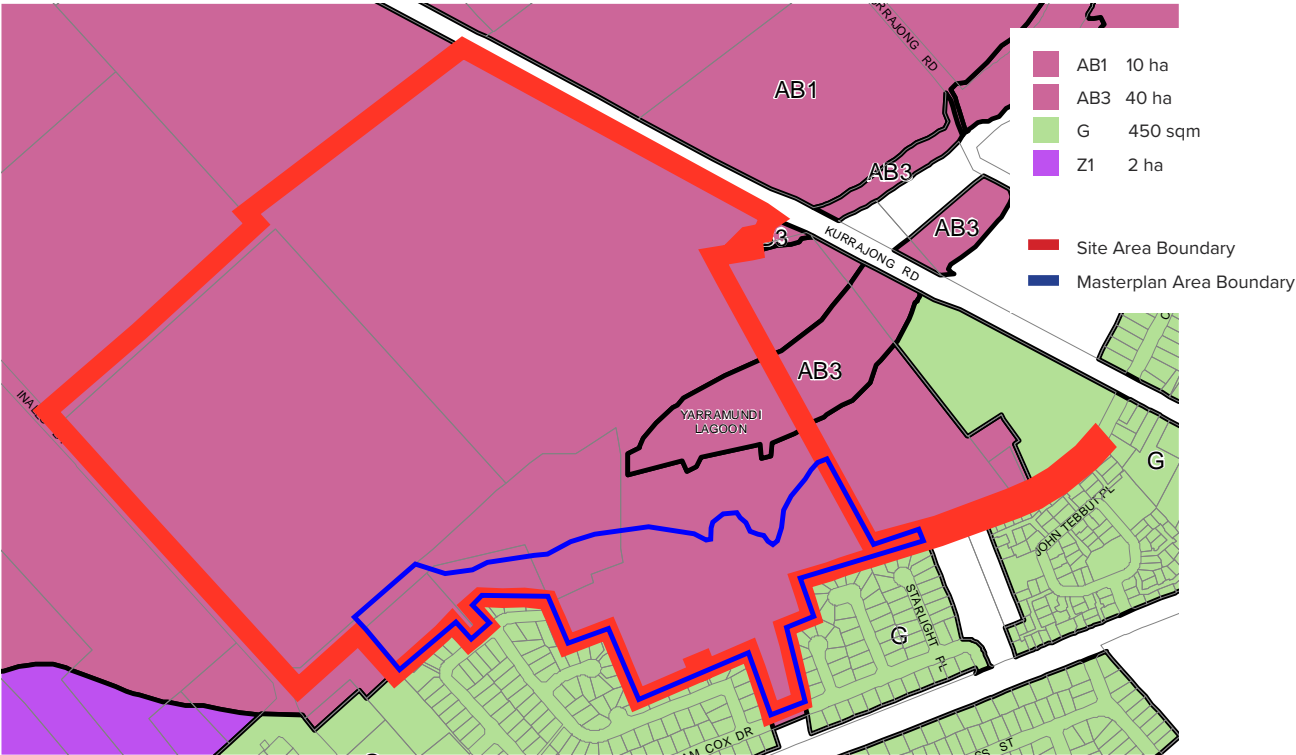


PROPOSED

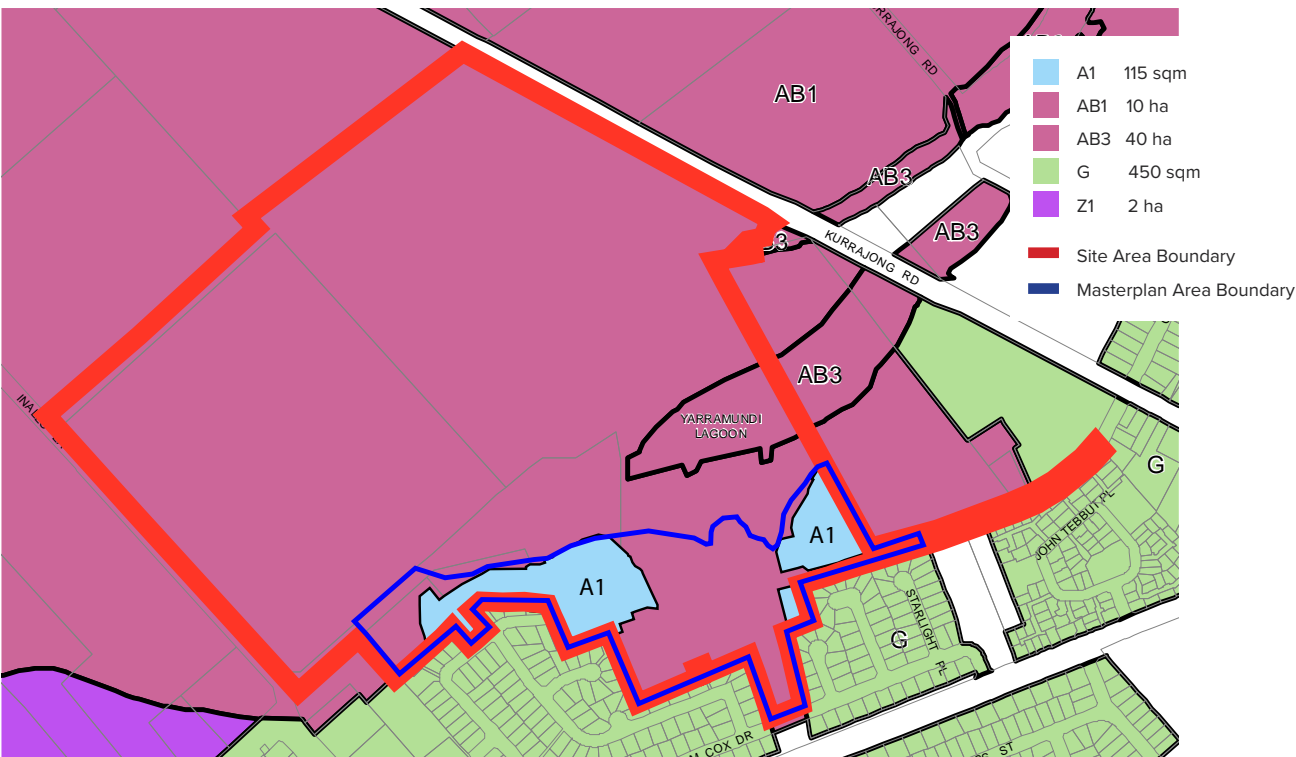


LOT SIZE

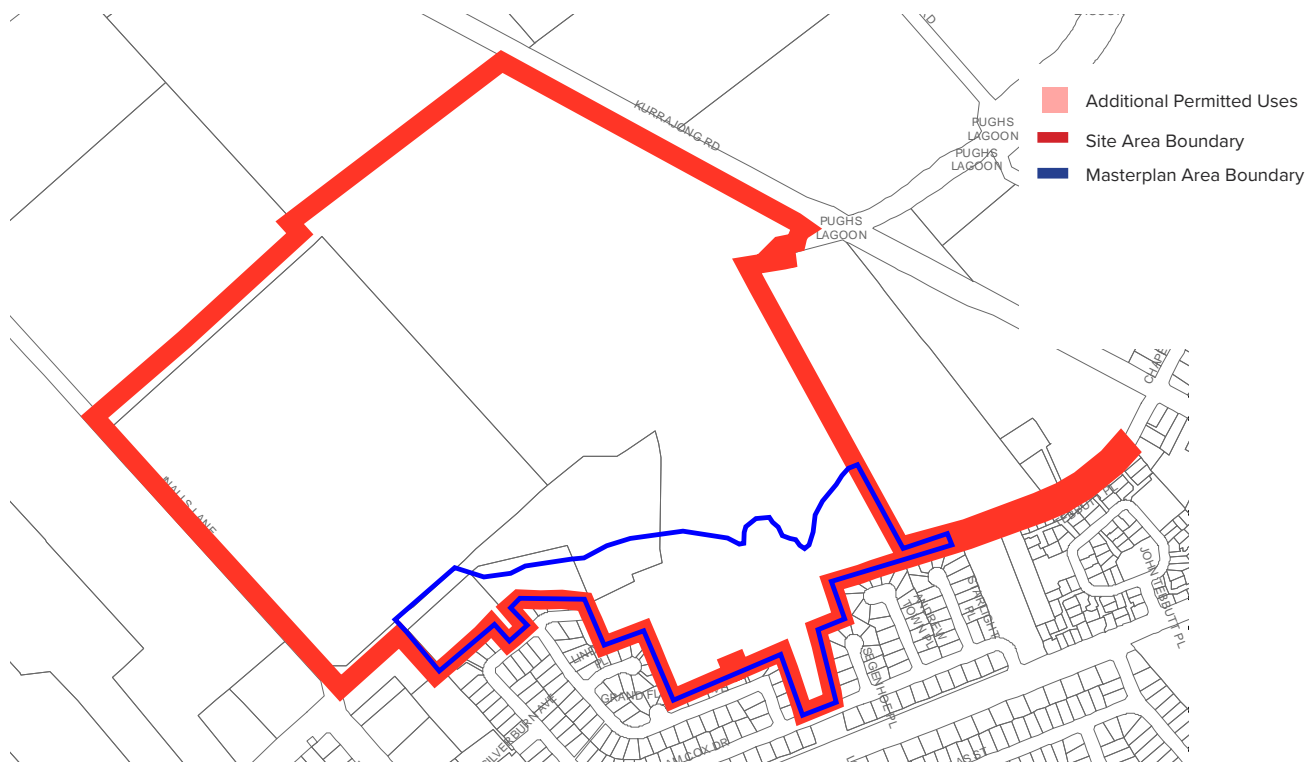
EXISTING



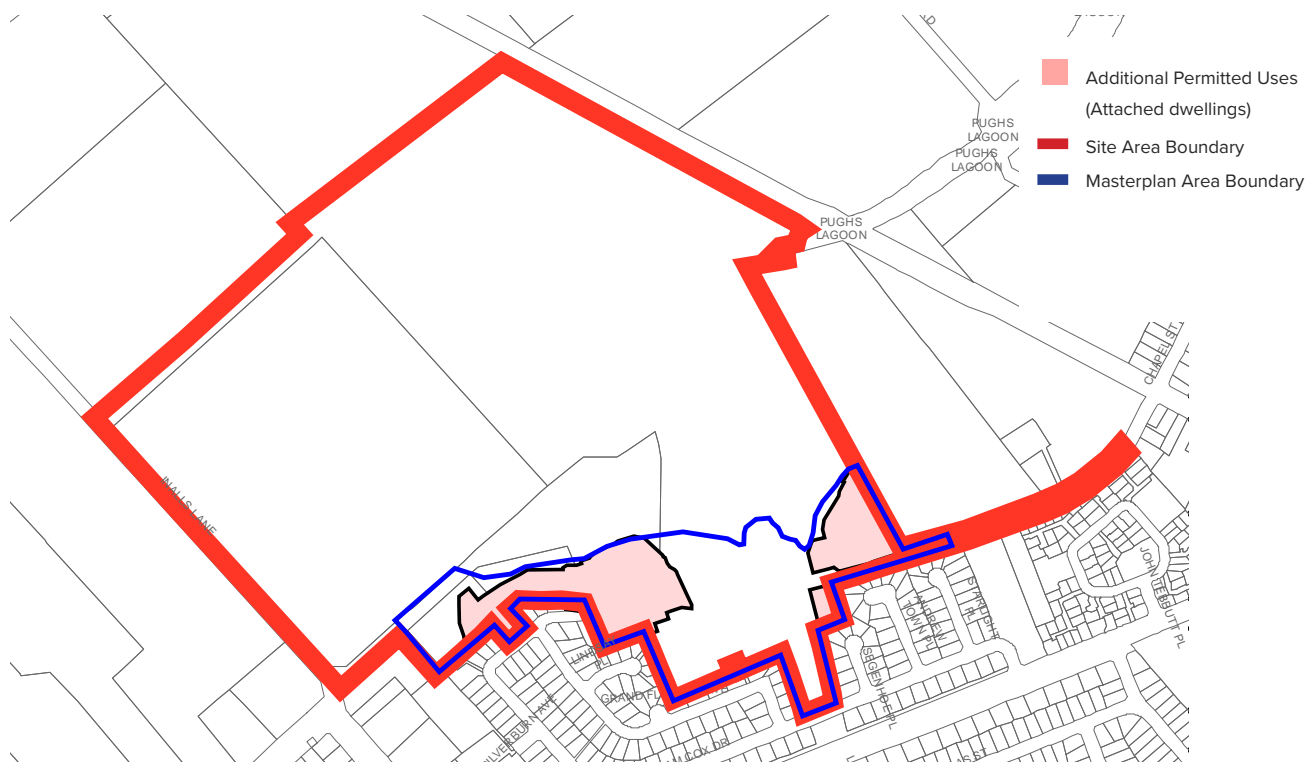
PROPOSED



EXISTING



PROPOSED



CONCLUSION

The proposal for The Hobartville Country Village will enhance the local character and identity of Richmond/Hobartville and deliver the following benefits to this historic and naturally rich location:

- Enhancing the liveability of Richmond/Hobartville to connect more people to Richmond's unique cultural, social and natural amenities.
- Supporting the growth of the Richmond-Windsor Strategic Centre with 118 new dwellings;
- Housing models (such as cottages and terraces) aligned with the local vernacular, as well as recommendations for future detailed design;
- Transitional development which provides a well considered and appropriate relationship between existing residential dwellings, the adjacent landscape with the proposed Master Plan. This includes positioning cottages and terraces adjacent to existing development and environmental areas.
- Retaining a large proportion of existing tree canopy cover (where possible), particularly the heritage listed boulevard of London Plan trees and Oak Avenue;
- A picturesque pedestrian only boulevard to the Heritage Core along Oak Avenue;
- Opening up the site and its landscape to the public;
- Emphasis on creating more walkable connections, particularly to the wetlands and along the riparian corridor via a two promenade walks;
- A scheme which contributes to and enhances the existing green grid of Richmond, creating a more comfortable and enjoyable pedestrian experience;
- Fostering community relationships through micro neighbourhoods with associated shared open spaces, providing people with more opportunities to meet and greet;
- An upgraded pedestrian network integrated with tree canopy and open space networks providing access to key open spaces, wetlands, heritage buildings and the community centre; and
- A best practice urban design and Master Plan proposal, which moves away from a business as usual approach, towards a Master Plan informed by place character, worlds best practice, local vernacular and tree retention.

Based on RobertsDay's urban design and place-making expertise it is strongly considered that the proposed concept creates a functional, dynamic and resilient proposal based upon a robust pedestrian movement network and strong liveability factor for the future of Hobartville/Richmond.

It is recommended that Council approve the Planning Proposal based on the place based merits of the proposal.

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